

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2020100056</b>
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**Project Title:** Brige Point Rancho CucamongaLead Agency: City of Rancho CucamongaContact Person: Sean McPhersonMailing Address: 10500 Civic Center DrivePhone: 909-774-4307City: Rancho CucamongaZip: 91730County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: Rancho CucamongaCross Streets: Etiwanda Avenue and 4th Street/Etiwanda Avenue and 6th StreetZip Code: 91730Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 91.4Assessor's Parcel No.: 0229-283-50, 0229-283-51

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: BNSF, MetrolinkSchools: 4 voc., 2 priv., 1 pub.**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Tree Removal**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. 2.1M Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildlife, Trib., Util., Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

General Industrial (GI) at southern portion of site, and Heavy Industrial (HI) at northern portion of site.

**Project Description:** (please use a separate page if necessary)

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation                          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input checked="" type="checkbox"/> Parks & Recreation, Department of                        |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input checked="" type="checkbox"/> Pesticide Regulation, Department of                      |
| <input checked="" type="checkbox"/> Caltrans District # 8                       | <input type="checkbox"/> Public Utilities Commission   |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____   |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy                 |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                                       |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                      |
| <input checked="" type="checkbox"/> Corrections, Department of                  | <input checked="" type="checkbox"/> State Lands Commission                                   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants   |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality                                     |
| <input checked="" type="checkbox"/> Energy Commission                           | <input checked="" type="checkbox"/> SWRCB: Water Rights                                      |
| <input checked="" type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of                  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                           |
| <input checked="" type="checkbox"/> General Services, Department of             |  |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>California Environmental Protection Agency</u> |
| <input type="checkbox"/> Housing & Community Development                        | <input checked="" type="checkbox"/> Other: <u>Public Utilities Commission</u>                |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 7, 2021 Ending Date June 21, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Sean McPherson Digitally signed by Sean McPherson  
Date: 2021.05.03 15:47:13 -0700' Date: May 3, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **DEIR Point Rancho Cucamonga Project Description Summary**

**Project Name:** Bridge Point Rancho Cucamonga Project (Primary Case No. DRC2020-00202)

**Description of the Project:** The Project includes redevelopment of the Project site with two new contemporary warehouse buildings (Buildings 1 and 2) with a combined building area, including the mezzanine space, of approximately 2,175,000 sf consisting of 2,134,000 sf of warehouse uses and 41,000 square feet of ancillary office space. There would be approximately 2,136,200 sf of ground level floor space and approximately 38,800 sf of mezzanine. For purposes of analysis in the Draft EIR, it is assumed that up to 90 percent of the building square footage would consist of a high-cube warehouse, and 10 percent would consist of a high-cube cold storage warehouse. Following is a brief description of the individual buildings.

- Building 1 would include approximately 1,422,500 sf of floor area (approximately 25,000 sf of ancillary office space and 1,397,500 sf of warehouse space). Building 1 is a cross-dock building, meaning that loading docks are located on opposite sides of the building; Building 1 provides loading docks on the east and west sides of the building.
- Building 2 would include approximately 752,500 sf of floor area (approximately 16,000 sf of ancillary office space and 736,500 sf of warehouse space). The building would also include 16,000 sf of office within either the ground level or mezzanine. Building 2 also is a cross-dock building and provides loading docks on the north and south sides of the building.

The Project includes construction of a new public roadway referred to as Street “A”, which would extend north-south along the eastern boundary of the Project site between 4th Street and 6th Street. Additional on-site improvements associated with the Project include, but are not limited to, surface parking areas (automobile and truck trailer spaces ancillary to operation of the two buildings), vehicle drive aisles, landscaping, storm water quality/storage, utility infrastructure, and exterior lighting. The Project site is within a Transit Priority Area and would include improvements to 4th Street and 6th Street along the Project site’s frontage to facilitate the use of transit and non-vehicular circulation (removal and replacement of the existing sidewalk and the installation of Class II bikeways adjacent to the Project site). The City plans to construct an at-grade crossing of the railroad spur to complete 6th Street between Santa Anita Avenue and Etiwanda Avenue. As a preliminary condition of approval, the City has indicated that the crossing is required to be implemented as part of the Project; therefore, it is also addressed as a Project component in this Draft EIR. It is expected that construction of the Project would be initiated in 2021 and be complete by 2022.

The General Plan land use designations and zoning for the Project site are Heavy Industrial (northern portion of the site) and General Industrial (southern portion of the site). Approval actions required from the City to implement the Project include: (1) adoption of a General Plan Amendment to change the land use designation for the northern portion of the Project site from Heavy

Industrial to General Industrial; (2) adoption of a Zoning Map Amendment to change the zoning designation for the northern portion of the Project site from Heavy Industrial to General Industrial;

(3) approval of a Tentative Parcel Map to subdivide the Project site, which is currently a single legal parcel, into two parcels to accommodate the proposed buildings (Buildings 1 and 2); (4) approval of a Site Plan and Architectural review for site, architectural plans, and landscape plans; (5) a Tree Removal Permit for the removal of heritage trees on-site; and, (5) certification of the Final EIR. Additionally, the Project Applicant is requesting adoption of a Development Agreement.